

OFFICIAL PUBLICATION OF REAL ESTATE ASSESSMENTS FOR 2020

NOTICE TO MCHENRY TOWNSHIP TAXPAYERS: ASSESSED VALUES FOR 2020

Valuation date (35 ILCS 200/9-95): January 1, 2020
Required level of assessment (35 ILCS 200/9-145): 33.33%
Valuation based on sales from (35 ILCS 200/1-155): 2017-2019

Publication is hereby made for equalized assessed valuations for real property in this township in accordance with 35 ILCS 200/12-10. As required by 35 ILCS 200/9-210 and 35 ILCS 200/10-115, the following equalization factors have been applied to bring the assessments to the statutorily required three-year median level of 33.33%:

Farm Land:	1.0000
Farm Improvements:	1.0000
Non-Farm Land:	1.0531
Non-Farm Improvements:	1.0531

Questions about these valuations should be directed to:

MARY MAHADY
3703 N RICHMOND RD, JOHNSBURG IL 60051
(815) 385-0175
www.mchenrytownship.com
Office hours are MON-FRI 8:30A-4:30P

Property in this Township, other than farmland and coal, is to be assessed at a 33.33% median level of assessment, based on the fair cash value of the property. You may check the accuracy of your assessment by dividing your assessment by the median level of assessment. The resulting value should equal the estimated fair cash value of your property. If the resulting value is greater than the estimated fair cash value of your property, you may be over-assessed. If the resulting value is less than the fair cash value of your property, you may be under-assessed. You may appeal your assessment to the Board of Review.

If you believe your property's fair cash value is incorrect or that the equalized assessed valuation is not uniform with other comparable properties in the same neighborhood, the following steps should be taken:

1. Contact your township assessor's office to review the assessment.
2. If not satisfied with the assessor review, taxpayers may file an appeal with the McHenry County Board of Review. For appeal forms, instructions, and the Rules and Procedures of the Board of Review, call (815) 334-4290 or visit: www.mchenrycountyil.gov/county-government/departments-a-i/assessments/forms-and-rules.
3. The final filing deadline for your township is 30 days from this publication date. After this date, the Board of Review is prohibited by law from accepting assessment appeals for properties in this township. For more information on township filing deadlines, call (815) 334-4290 or visit: www.mchenrycountyil.gov/county-government/departments-a-i/assessments/township-filing-deadlines.

Your property may be eligible for homestead exemptions, which can reduce your property's taxable assessment. For more information on homestead exemptions, call (815) 334-4290. Your property tax bill will be calculated as follows:

$$\text{Final Equalized Assessed Value} - \text{Exemptions} = \text{Taxable Assessment};$$
$$\text{Taxable Assessment} \times \text{Current Tax Rate} = \text{Total Tax Bill}.$$

All equalized assessed valuations are subject to further equalization and revision by the McHenry County Board of Review as well as equalization by the Illinois Department of Revenue.

Robert H. Ross, ASA, Chief County Assessment Officer, McHenry County, Illinois

A list of assessment **changes** for this township for the current assessment year, except those assessments that were changed solely by equalization factor noted above, is as follows: